N DIV: LOT 7 TOM PAGE SURVEY.

PB 1478-2486, QC 1499-993,

POWELL EUGENIA/DORTLY COREY
939 NE ANNIE MATTOX ST
LAKE CITY, FL 32055

2026

28-3S-17-11937-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

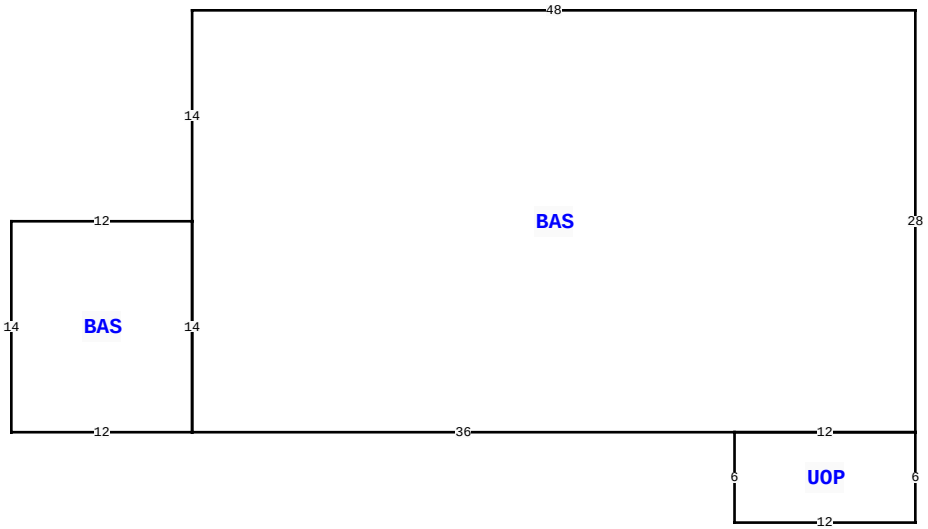
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	830317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	168	100		168	8,811
BAS	1,344	100		1,344	70,490
UOP	72	20		14	734
TOTALS	1,584			1,526	80,035

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,526	85.1400	95.36	145,519	1979	1979	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 2024 Heated Area: 1512 HX Base Yr



939 NE ANNIE MATTOX ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	80,035
TOTAL MARKET OB/XF VALUE	100
TOTAL LAND VALUE - MARKET	2,625
TOTAL MARKET VALUE	82,760
SOH/AGL Deduction	0
ASSESSED VALUE	82,760
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	82,760
TOTAL JUST VALUE	82,760
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	82,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1354	SFR	0	07/23/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1499/993	9/03/2023	QC	U	I	11	100
GRANTOR: BREWER SHIRLEY MAE						
GRANTEE: POWELL EUGENIA						
1478/2486	11/07/2022	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: HARPS TYRONE B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S14 BAS= W12 S14 E12 N14$ S14 E36 UOP= S6E12 N6 W12$ E12 N28$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 100

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0			0.00	0.00	21,000.00	SF		1.00	1.00	0.25	0.50	0.13	2,625							

REVIEW DATE 09/14/2015 BY RP Total Acres: 0.48 Total Land Value: 2,625 Market: 0 Agricultural: 0 Common: 2,625 PRINTED 06/08/2026 BY SYS